



Board of Directors | 931 Yonge Street
Toronto M4W 2H2

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The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, March 26, 2008 in the Ground Floor Boardroom, 931 Yonge Street, at 9:32.a.m.

Directors present:	Mr. David Mitchell, Chair Ms. Zahara Dhanani Councillor Paula Fletcher Ms. Michelle Joseph Mr. Greg Kalil Mr. Dan King Councillor Giorgio Mammoliti Ms. Carol Osler Ms. Sheerin Sheikh Ms. Catherine Wilkinson	Regrets:	Councillor Suzan Hall Councillor Anthony Perruzza Mr. Ron Struys
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Also present: Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball Vice President, Human Resources
Ms. Eileen Carroll, Vice President, Corporate Planning & Performance
Mr. Gordon Chu, Chief Financial Officer and Treasurer
Mr. John Fox, General Counsel, Development
Mr. Mark Guslits, Chief Development Officer
Ms. Kristin Jenkins, Vice President, Public Affairs and Communications
Ms. Keiko Nakamura, Chief Operating Officer
Ms. Cynthia Ross, Director, Government Relations

The Chair, Mr. David Mitchell called the meeting to order, and Elora Nichols served as recording secretary.

DECLARATION OF CONFLICT OF INTEREST

The Chair requested members of the Board of Directors to indicate any Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

**MINUTES CONFIRMATION OF PUBLIC MINUTES OF THE TORONTO
COMMUNITY HOUSING CORPORATION FOR FEBRUARY 13, 20087**

Motion carried **ON MOTION MADE** by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson:

the Board of Directors adopted the above-captioned minutes without amendments.

APPROVAL OF AGENDA

Motion carried **ON MOTION MADE:**

The Agenda was adopted as presented.

The Chair welcomed new and returning members to the meeting of the Board.

ITEM 1 HEALTHY ORGANIZATION EVALUATION TCHC:2008-24

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2008-24) from the Organization Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Ms. Sheerin Sheikh:

the Board of Directors received the report for information.

ITEM 2 PERFORMANCE MANAGEMENT EVALUATION TCHC:2008-23

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2008-23) from the Organization Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Mammoliti, seconded by Ms. Carol Osler:

the Board of Directors received the report for information.

ITEM 3 REPORT ON THE RESEARCH PROGRAM TCHC:2008-27

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2008-27) from the Organization Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Sheerin Sheikh, seconded by Councillor Paula Fletcher:

the Board of Directors received the report for information.

ITEM 4 BUILDING ENERGY RETROFIT PROGRAM 2008-09 TCHC:2008-35

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2008-35) from the City Building Committee recommending that the Board of Directors:

- (1) authorize the CEO to establish a new Building Energy Retrofit Program as part of Toronto Community Housing's Capital Plan;
- (2) authorize the CEO to endorse 19 building sites to receive a comprehensive Investment Grade Feasibility Study (IGFS) under the proposed Phase 1 Building Energy Retrofit Program;
- (3) authorize the CEO to work with the Clinton Foundation Program Manager to establish an acceptable procurement route to bring in short listed energy service companies who are interested in participating in this Phase 1 Program;
- (4) authorize the CEO to coordinate with the Clinton Foundation Project Manager to review draft Energy Service Agreements that will lay the foundation for further negotiation with short listed energy service companies to arrive at the final Energy Services Agreement that will become the first Sustainability partnership with the Clinton Foundation; and
- (5) authorize the appropriate officials of the Corporation to give effect to the above recommendations.

ON MOTION MADE by Mr. Greg Kalil, seconded by Ms. Catherine Wilkinson:

the Board of Directors adopted the report without amendment.

ITEM 5 HOUSING CONNECTIONS SUBSIDIARY 2007 4th QUARTER REPORT TCHC:2008-42

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2008-42) from the Chief Executive Officer recommending that the Board of Directors receive the quarterly performance report for information as part of the subsidiary's accountability to the Board as Shareholder.

ON MOTION MADE by Ms. Carol Osler, seconded by Ms. Catherine Wilkinson:

the Board of Directors received the quarterly performance report for information as part of the subsidiary's accountability to the Board as Shareholder.

ITEM 6 OPTIONS FOR 2007 ANNUAL GENERAL MEETING TCHC:2008-43

Motions carried as amended The Board of Directors had before it the above-captioned report (TCHC:2008-43) from the Chief Executive Officer recommending that the Board of Directors

- (1) hold an annual meeting as described in this report for the purpose of providing an opportunity for Board and staff accountability to stakeholders as well as for the purpose of conducting an Annual General Meeting in line with the requirements of the Ontario Business Corporations Act;
- (2) seek to hold the Annual General Meeting as required by the Ontario Business Corporations Act to coincide with meeting referred to in Recommendation (1);

- (3) hold a separate Annual General Meeting as soon as possible after audited financial statements for 2007 are approved by the Board of Directors (in the event that Recommendation (2) cannot be implemented; and
- (4) authorize staff to take the steps necessary to effect the direction of the Board.

ON MOTION MADE by Mr. Dan King, seconded by Councillor Giorgio Mammoliti, the Board of Directors adopted the report and made a further recommendation (5) as follows:

“(5) that the Chair consider the creation of a working group of the Board and TCHC staff to discuss structure/process/invites to a stakeholder meeting (and/or AGM); that the working group include the Chair, Councillors Mammoliti and Fletcher, Mr. Dan King, Ms. Catherine Wilkinson and Ms. Zahara Dhanani ; and that staff bring forward options/ideas to the meeting; and that the Board Secretary arrange a meeting for the week of March 31, 2008.”

**ITEM 7 CITY BUILDING COMMITTEE MINUTES –
JANUARY 23, 2008**

TCHC:2008-32

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2008-32) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Greg Kalil, seconded by Ms. Catherine Wilkinson:

the Board of Directors received the minutes for information.

**ITEM 8 FINANCE COMMITTEE MINUTES –FEBRUARY 5,
2008**

TCHC:2008-34

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2008-34) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Dan King, seconded by Ms. Sheerin Sheikh:

the Board of Directors received the minutes for information.

**ITEM 9 ORGANIZATION COMMITTEE MINUTES –
NOVEMBER 26, 2007**

TCHC:2008-26

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2008-26) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Greg Kalil, seconded by Ms. Catherine Wilkinson:

the Board of Directors received the minutes for information.

**ITEM 10 DON MOUNT COURT DEVELOPMENT
CORPORATION (DMCDC) 2007 ANNUAL
GENERAL MEETING**

TCHC:2008-41

Motions carried The Board of Directors had before it the above-captioned report (TCHC:2008-41) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve an exemption under the Ontario *Business Corporations Act* (OBCA) that exempts DMCDC from the requirement to produce audited financial statements;
- (2) hold the 2007 Annual General Shareholder Meeting of DMCDC at the March 2008 TCHC Board meeting to:
 - (a) approve and accept DMCDC's financial statements for 2002, 2003, 2004, 2005 and 2006;
- (3) appoint the CEO of TCHC or his designate as proxy to act on behalf of TCHC at DMCDC's Annual General Shareholder Meeting; and
- (4) authorize the appropriate TCHC staff to give effect to the above recommendations.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms. Sheerin Sheikh:

the Board of Directors adopted the report without amendment.

At 11:05 am the Board of Directors held the 2007 Annual General Meeting of the Don Mount Court Development Corporation.

PUBLIC PROCEEDINGS

Motion carried At 12:46 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Ms. Sheerin Sheikh, seconded by Ms. Zahara Dhanani:

the Board of Directors ratified the actions authorized during the “*in camera*” meeting.

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 12:47 p.m.

Secretary

Chair